

SRB LIBER 241 FOLIO 65 RECORDED

7/27/2015

BROAD MARSH MARINA CONDOMINIUM

DECLARATION PLAN OCEAN CITY, MARYLAND

NOTES AND LEGEND:

THE PROPERTY AS SHOWN HEREON IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR BROAD MARSH MARINA CONDOMINIUM ("CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2010 REPLACEMENT VOLUME), AS AMENDED.

THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION AND REFLECT THE FIELD MEASURED DIMENSIONS OF THE UNITS AS CONSTRUCTED. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY AND DESIGNATED "S.F." HEREON. ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF ANY UNIT SHOWN HEREON SHALL BE PART OF THE UNIT.

THE UPPER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF. THE ELEVATIONS OF THE LOWER BOUNDARIES OF THE UNITS DEPICTED HEREON ARE SUBJECT TO CHANGE BASED ON A NUMBER OF FACTORS INCLUDING, WITHOUT LIMITATIONS, SILTATION, MOVEMENT OF THE SUBAQUEOUS LAND AS A RESULT OF WIND, WAVES AND TIDAL FORCES, AND DREDGING OPERATIONS PERFORMED BY THE CONDOMINIUM OR OTHER PARTIES. NOTWITHSTANDING ANY SPECIFIC ELEVATIONS SHOWN ON THIS PLAT, THE LOWER BOUNDARY OF ANY UNIT SHALL BE A HORIZONTAL PLANE OR PLANES CORRESPONDING TO THE UPPER SURFACE (BUT NOT INCLUDING SUCH SURFACE) OF THE SUBAQUEOUS LAND BENEATH SUCH UNIT.

THE LATERAL OR PERIMETRICAL BOUNDARY OF EACH UNIT IS A VERTICAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE UNIT

"MARINA UNIT" AND "UNIT" SHALL MEAN A THREE-DIMENSIONAL AREA AS DESCRIBED IN THE THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT. EACH UNIT AS SHOWN HEREON IS DESIGNATED NUMERICALLY. TYPICAL EXAMPLES ARE: "UNIT 1".

UNIT BOUNDARIES ARE SHOWN THUS:

L.E. = LOWER ELEVATION (COINCIDES WITH THE UNIT LOWER BOUNDARY)

U.E. = UPPER ELEVATION (COINCIDES WITH THE UNIT UPPER BOUNDARY).

THE UNIT BOUNDARY ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM, THE ELEVATION OF THE MEAN HIGH WATER MARK = 0.7

G.C.E. = GENERAL COMMON ELEMENTS WHICH SHALL CORRESPOND TO ALL OF THE PROPERTY SHOWN EXCEPT THE UNITS AND THE LIMITED COMMON ELEMENTS.

L.C.E. = LIMITED COMMON ELEMENTS WHICH SHALL INCLUDE THE AREAS DESIGNATED HEREON AND/OR IN THE DECLARATION AS LIMITED COMMON ELEMENTS WHICH LIMITED COMMON ELEMENTS SHALL BE APPURTENANT TO THE UNITS DESIGNATED HEREON OR IN THE DECLARATION. THE L.C.E. FINGER PIERS DEPICTED ON THIS PLAT ARE APPURTENANT TO THE UNITS TO WHICH THEY ARE ADJACENT.

USE OF THE MARINA UNITS, AS WELL AS THE WATERWAYS, CHANNELS AND NAVIGABLE WATERS WITHIN OR SERVING THE CONDOMINIUM, SHALL BE SUBJECT IN ALL INSTANCES TO REGULATION AND CONTROL BY APPLICABLE FEDERAL, STATE AND LOCAL GOVERNMENTAL AUTHORITIES AND AGENCIES, AND SHALL BE FURTHER SUBJECT TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS REGARDING NAVIGABLE WATERS, COASTLINE AREAS, CRITICAL AREAS, WETLANDS AND THE LIKE. IN ADDITION, USE OF THE MARINA UNITS, AS WELL AS THE WATERWAYS, CHANNELS AND NAVIGABLE WATERS WITHIN OR SERVING THE CONDOMINIUM SHALL BE SUBJECT TO THE DECLARATION AND BYLAWS OF THE CONDOMINIUM AND THE RULES AND REGULATIONS ENACTED BY THE BOARD OF DIRECTORS OF THE CONDOMINIUM IN ACCORDANCE WITH THE BYLAWS.

SURVEYOR'S CERTIFICATION:

"I <u>PETER E LOWENSTEIN</u> HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, THAT THE INFORMATION SHOWN HERE ON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF MARYLAND." MY MARYLAND LICENSE No. 9439 EXPIRES OCTOBER 17, 2015.

THIS PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THE DENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

PETER E. LOEWENSTEIN, MD PLS 9439

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

CORONA BROAD MARSH LLC

Col- Jen

6/18/2015

MAYOR AND CITY COUNCIL - TOWN OF OCEAN CITY

Charles Willes

DATE

MAYOR OCEAN CITY, MARYLAND

7-14-15

PRESIDENT, OCEAN CITY TOWN COUNCIL

DATE

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THESE USES AND PLANS AS BEING ENCOMPASSED WITH THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND BOARD OF ZONING APPEALS. THIS APPLICATION AND RECORDS THEREOF ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

7. Bring Inth

6/26/15

ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND

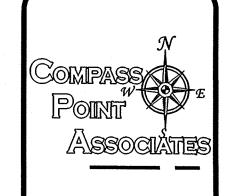
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND IS TO BE SERVED BY EXISTING CENTRAL WATER AND SEWERAGE.



6/24/15

P210967



SURVEYING LAND PLANNING

P.O. Box 246 Harbeson, DE 19951

(302) 684-2980 fax (302) 684-2983 cpallc@comcast.net

professional seal

DOMINIUM DECLARATION PLAN TOWN OF OCEAN CITY WORCESTER COUNTY, MARYLAND

Project:

Date: 05/25/2015

Project #: 131208

Scale: as noted

Sheet 2 of 2